

**Recommended Findings – Rezone**

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**Goals**

*Land Use and Transportation Element* - Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.

The proposed zoning district allows for low-medium density uses, and this project is compatible with the surrounding development. Staff supports the Rezone with the proposed uses as the Rezone is in the public interest.

**Recommended Findings - Special Development Permit**

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Goals and Policies that relate to this project are:

**Land Use and Transportation Element Goal C2** – *Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.*

**Land Use and Transportation Element Policy N1.2** – *Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.*

**Land Use and Transportation Element Policy N1.4** – *Preserve and enhance the high quality character of residential neighborhoods..*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The project is a compatible density for the neighborhood and the zoning district. It provides ownership housing while meeting all applicable zoning standards and has high quality architecture which will improve the streetscape along Beemer Avenue.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The project exceeds minimum setbacks for the zoning district, providing adequate buffer between the new two-story development and the adjacent one-story buildings. The proposed architecture is high quality and compatible with other Craftsman styles in that neighborhood.

**Recommended Findings - Parcel Map**

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If any of the following findings can be made, the Planning Commission should not recommend approval of the Parcel Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff finds that the project is in conformance with the General Plan. Staff was not able to make any of the above findings, and recommends approval of the Parcel Map.